
S-3041
HICKORY HILLS 3RD SUBDIVISION, PHASE 1,
SECTIONS 1, 2 & 3
Primary Approval Extension Request

STAFF REPORT
April 13, 2006

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REQUEST MADE, PROPOSED USE, LOCATION:

The developer, Eagles Nest, Inc., is requesting a 2-year extension of the conditional primary approval originally granted April 18, 2001 for a 106-lot single-family subdivision on 33.76 acres. The site is located on the east side of CR 550 E, just south of CR 50 N, in Perry 19(SE)23-3.

STAFF COMMENTS:

The primary approval for any subdivision is good for 5 years from the date being granted. Progress has been made with this residential development. Construction plans for the entire plan were approved in February 2002. Final plats for Sections 1 and 2 (total of 61 lots) were recorded in 2002 and 2003, respectively. The last 45 lots have taken a little longer, but the final plat has been reviewed and complies with the conditional primary approval. The only item that remains to complete the secondary approval application is the acceptance of the public improvements. It is staff's understanding that this will be accomplished very soon.

STAFF RECOMMENDATION:

Approval, contingent on any applicable conditions of the original primary approval.

(The following are the original conditions for primary approval for S-3041.)

CONSTRUCTION PLANS – The following items shall be part of the Construction Plans application and approval:

1. Temporary turnarounds shall be shown at the stub ends of Razmic Way and Hickory Ridge Road.
2. The Lafayette City Engineer shall approve the sanitary sewer and water plans.
3. The fire hydrants shall be approved by the Sheffield Township Fire Department. Plans for the actual placement of the hydrants shall be approved by the City in cooperation with the Fire Department.
4. The County Drainage Board shall approve the drainage plans.
5. IDEM shall determine the necessity of an NPDES permit for stormwater runoff into the Wildcat Creek associated with construction activity.

6. An Erosion and Sediment Control Plan meeting the requirements of 327 I.A.C. 15-5 shall be approved by the Tippecanoe County Soil and Water Conservation District.
7. An on-site utility coordinating sheet shall be approved and signed-off by the non-government utility companies. If any of these utilities are being extended from an off-site location, this extension shall be made a part of the utility coordinating sheet.

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

8. Except for the approved entrance, a "No Vehicular Access" statement shall be platted along the CR 550 E right-of-way line.
9. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
10. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
11. The outlot shall be labeled "Outlot A".
12. All required building setbacks shall be platted.
13. **Double Tree Drive** shall replace the street name "Hickory Ridge Road".
14. The street addresses and County Auditor's Key Number shall be shown.

SUBDIVISION COVENANTS – The following items shall be part of the subdivision covenants:

15. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.
16. The purpose, ownership and maintenance of Outlot A shall be specified.

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